



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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October 31, 2002

IN REPLY PLEASE
REFER TO FILE: **AV-0**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AMENDMENT NO. 1 TO LEASE AGREEMENT NO. 70691
BETWEEN THE COUNTY OF LOS ANGELES AND
VALLEY FLIGHT CENTER FOR ADDITIONAL OFFICE
SPACE ON EL MONTE AIRPORT, CITY OF EL MONTE
SUPERVISORIAL DISTRICT 1
4 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that this lease amendment is exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve and instruct the Chairman to sign the enclosed Amendment No. 1 to Lease Agreement No. 70691 between the County of Los Angeles and Valley Flight Center for an additional 396 square feet of office space adjacent to the original, leased 1,404 square feet of office space on El Monte Airport, City of El Monte, with an initial monthly rent of \$1,300, commencing on November 12, 2002, and terminating on May 31, 2005.
3. Instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are recommending that your Board approve and instruct the Chairman to sign Amendment No. 1 to Lease Agreement No. 70691 between the County of Los Angeles and

Valley Flight Center for 396 square feet of additional office space adjacent to the original leased 1,404 square feet of office space, with an initial monthly rent of \$1,300, beginning November 6, 2002, and terminating on May 31, 2005, on El Monte Airport, in the City of El Monte. We are also recommending your Board find that this amendment is exempt from the provisions of CEQA and instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

On May 13, 1997, your Board approved Lease Agreement No. 70691 between the County of Los Angeles and Valley Flight Center for office and ramp space to provide a flight training school and retail sales of pilot supplies for a term of five years, with a termination date of May 31, 2002, and two 3-year options to renew. The lessee had exercised the first option and would now like to add additional office space to the original lease premises for a more stable business environment and to enhance its business development. In addition, in the original lease, the lessee was inadvertently referred to as "a California Corporation." This has been corrected in the amendment. Therefore, an amendment to the original lease is required.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Service Excellence as approving this lease amendment will provide continuous, quality airport services for airport users on El Monte Airport.

FISCAL IMPACT/FINANCING

The initial yearly rental for the current leased area, plus the additional 396 square feet of office space, will be \$15,600, up from the current \$11,760, and will include annual adjustments based on the consumer price index. If the second right of option is exercised, the rent will be adjusted based on the fair market value at the time of negotiations.

Our management contractor, American Airports Corporation (AAC), will collect the revenues. As provided for in our Airport Management Contract Agreement, AAC will continue to distribute 45 percent of the lease payments into the Aviation Enterprise Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This lease amendment has been reviewed from a legal standpoint and approved as to form by County Counsel.

This lease amendment is authorized by Government Code § 25536.

ENVIRONMENTAL DOCUMENTATION

The proposed lease amendment is a categorically exempt project, as specified in Class 4 (j) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57.

CONTRACTING PROCESS

It is not applicable for this amendment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services as a result of this action.

CONCLUSION

The original and three (3) copies of the lease amendment, executed by Valley Flight Center, are enclosed.

1. Please have the Chairman sign the original and all copies, and return three (3) fully executed, original signature/stamped copies to the Aviation Division.
2. It is further requested that conformed copies of the amendment be distributed to:
 - a. County Counsel
 - b. Auditor-Controller, General Claims Division
 - c. Assessor, Possessory Interest Division

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

TAG:hz
Amend#1_ValleyFlightCenter/B-2

Enc.

cc: Chief Administrative Office
County Counsel